021.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,000 / 773,000
					USE VALUE:	773,000 / 773,000
					ASSESSED:	773,000 / 773,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
289		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LARSON HAROLD R/JANE B
Owner 2:	
Owner 3:	
Street 1:	289 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COUGHLIN ANNA M & MARY G -
Owner 2:	M/T COUGHLIN MARY G -
Street 1:	289 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 1760 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6118.000	338,500		434,500	773,000
Total Card	0.140	338,500		434,500	773,000
Total Parcel	0.140	338,500		434,500	773,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.33 /Parcel: 439.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 14317

GIS Ref

GIS Ref

Insp Date 05/14/09

!1817!

PREVIOUS ASSESSMENT

Parcel ID 021.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,500	0	6,118.	434,500	773,000		Year end	12/23/2021
2021	101	FV	328,600	0	6,118.	434,500	763,100		Year End Roll	12/10/2020
2020	101	FV	328,400	0	6,118.	434,500	762,900	762,900	Year End Roll	12/18/2019
2019	101	FV	261,500	0	6,118.	461,700	723,200	723,200	Year End Roll	1/3/2019
2018	101	FV	261,500	0	6,118.	336,800	598,300	598,300	Year End Roll	12/20/2017
2017	101	FV	261,500	0	6,118.	293,300	554,800	554,800	Year End Roll	1/3/2017
2016	101	FV	261,500	0	6,118.	249,900	511,400	511,400	Year End	1/4/2016
2015	101	FV	255,300	0	6,118.	244,400	499,700	499,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:37:58

LAST REV

Date	Time
08/18/16	11:44:31
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1817

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUGHLIN ANNA M	35524-492		5/23/2002		425,000	No	No		
	8304-352		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	14317
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2015	1040	New Wind	6,700		7/30/2015			Install 4 windows

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2015	Permit Insp	PC	PHIL C
5/14/2009	Measured	197	PATRIOT
4/13/2009	Missed Appt.	163	PATRIOT
3/29/2000	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6118		Sq. Ft.	Site		0	80.	0.89	1			Med. Tr	-10					434,549						434,500	

Total AC/HA: 0.14045 | Total SF/SM: 6118 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 434,549 | Spl Credit | Total: 434,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	6 - Wood Shingle		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32135546
Const Adj.:	1.02959001
Adj $ / SQ:	176.859
Other Features:	95500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	490647
Depreciation:	152101
Depreciated Total:	338547

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

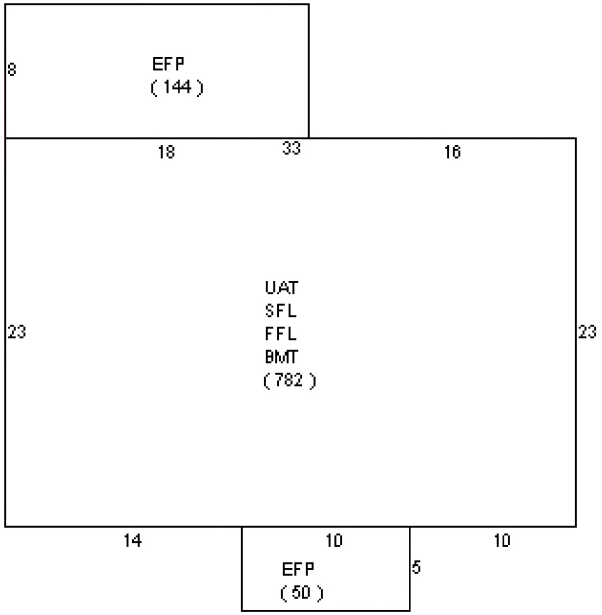
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	194.54
Special Features:	0	Val/Su Net:	123.72
Final Total:	338500	Val/Su SzAd	216.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	782	53.060	41,491
FFL	First Floor	782	176.860	138,304
SFL	Second Floor	782	176.860	138,304
UAT	Upper Attic	196	123.800	24,203
EFP	Enclos Porch	194	42.480	8,241

Net Sketched Area:	2,736	Total:	350,543
Size Ad	1564	Gross Area	3322	FinArea	1760
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

021.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	